

March 13, 2006

Meeting Agenda

Greenwood Advisory Plan Commission

Time: 7:00pm (or immediately following the BZA meeting if later)

Place: City Council Chambers
2 North Madison Avenue
Greenwood, IN 46142

- **Call to Order** 7:00pm
- **Minutes**
 - February 13, 2006 *Approved*
- **Old Business**
 1. PC2005-056
 2. Emerson Pointe – pylon signage
- **Old Business from the Floor**
- **New Business**

Public Hearings -----

 2. PC2006-010 Brighton Subdivision

Site Development Plans -----

 3. PC2006-009 Endress & Hauser
- **New Business from the Floor**
- **Announcements**
 - *The Architectural Committee (Madsen, Pohlar, Tinkle, Deer, & Armstrong) will discuss their next meeting date at the March 27 Training Session*
 - *Design Standards for boulevards will be discussed further at the March 27 Training Session*
 - *The Plan Commission instructed Staff to initiate annexation procedures for park land and a parcel in the vicinity of Airport Parkway.*
 - *Bank drive-thru stacking requirements will be discussed at the March 27 Training Session*
- **Adjournment** 8:30pm

Next Meeting:

March 27 - Training Session



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Members Present: Phil Tinkle, Trent Pohlar, Jerry Ott, Carmen Madsen, Janet Eades, Duane O'Neal, Keith Hardin, Tom McClain, Marya Jo Butler

Members Absent: Jim Oxley

Detailed Project Descriptions

Old Business -----

1. **PC 2005-056 Site Development Plan for Aldi**, expansion of building and pavement. Located on the north side of Stop 18, east of US31, at 486 E Stop 18, this 120-acre lot is zoned I2. The petitioner and engineer preparing the plans is Civil Designs, the owner is Aldi, Inc., and Michael J Kias is representing the waiver reconsideration. The site development plan was approved on January 9, 2006, and the petitioner is requesting reconsideration of the sidewalk waiver. (*HISTORY: site plan continued from 12/12/05 at request of petitioner, 1/9/06 site plan approved*) *Continued to April 10, 2006 at request of petitioner.*
2. **Emerson Pointe** – request for approval of proposed signage plan – represented by Ken Zumstein, J. Greg Allen & Associates. *Commission directed developer to obtain variances through the BZA for off-premises, multi-tenant signs for the development.*

New Business -----

Public Hearings

3. **PC 2006-010 Primary for Brighton Subdivision**, Sections 2-6, residential development with recorded commitments, phase two of Brighton Estates. Located on the north side of 775N, east of Honey Creek Road, this 87.691-acre lot is zoned R2, R2A, & R2B. The petitioner and owner is Bright Development, LLC and the engineer preparing the plans is KOE. (*HISTORY: Continued from 2/27/06 due to lack of quorum*) *Approved with conditions.*

Site Development Plans

4. **PC 2006-009 Site Development Plan for Endress & Hauser**, industrial use. Located on the south side of Worthsville Road (750N), east of US31, this 15-acre lot is zoned I2. The petitioner is Force Construction Company, the owner is Endress & Hauser Flowtec, and the engineer preparing the plans is Charles Coyle. This petition will need to request a waiver(s) from the BPWS for dry detention. (*HISTORY: Continued from 2/27/06 due to lack of quorum*) *Approved with amended TRC conditions.*